



City of NORFOLK

C: Dir., Department of Planning and Community Development

To the Honorable Council
City of Norfolk, Virginia

April 22, 2014

From: George M. Homewood, AICP CFM, Planning Director

Subject: **Text Amendment for Trucking Terminals**

Reviewed: Ronald H. Williams, Jr., Assistant City
Manager

Ward/Superward: Citywide

Approved:

Item Number:

PH-2

Marcus D. Jones, City Manager

- I. **Staff Recommendation:** Approval.
- II. **Commission Action:** By a vote of **5 to 0**, the Planning Commission recommends **Approval**.
- III. **Request:** To allow "Trucking Terminal" in the I-3 (General Industrial) district.
- IV. **Applicant:** City Planning Commission
- V. **Description**
 - The purpose of the I-3 district is to:
 - Provide areas for a range of intensive industrial uses, including fabrication, manufacturing, assembly, processing and bulk storage.
 - Activities may be conducted outdoors as well as within buildings.
 - Outdoor storage is permitted.
 - A trucking terminal includes those businesses producing truck traffic as well as the storage of cargo containers.
 - The I-3 district is an appropriate district for the proposed use.
- VI. Staff point of contact Susan Pollock at 664-4765, susan.pollock@norfolk.gov

Attachments:

- Staff Report to CPC dated March 27, 2014 with attachments
- Proponents and Opponents
- Ordinance




City of NORFOLK

To the City Planning Commission
City of Norfolk, Virginia


March 27, 2014

From: Susan Pollock, 
Principal Planner

Subject: Zoning Text Amendment to Table 7-A, "Table of Land Uses," of the *Zoning Ordinance* to add "Trucking Terminal" as a permitted use within the General Industrial (I-3) zoning district - City Planning Commission

Reviewed: Leonard M. Newcomb, III 
Manager, Land Use Services

Ward/Superward: Citywide

Approved: 
George M. Homewood, AICP, CFM
Planning Director

Item Number: 2B

- I. **Recommendation:** Staff recommends approval, considering the proposed development potential.
- II. **Applicant:** City Planning Commission
- III. **Description:**
This agenda item is a Text Amendment to the *Zoning Ordinance* to allow "Trucking Terminal" in the I-3 (General Industrial) district.
- IV. **Analysis**
Plan Analysis
 - The Enhancing Economic Vitality chapter of *plaNorfolk2030* includes an action calling for modifications to city processes, including zoning requirements, to support business investment.
 - The proposed change to the *Zoning Ordinance* is consistent with this action.
Zoning Analysis
 - The purpose of the I-3 district is:
 - To provide areas for a range of intensive industrial uses, including fabrication, manufacturing, assembly, processing and bulk storage.
 - Activities may be conducted outdoors as well as within buildings.
 - Outdoor storage is permitted.

- A trucking terminal includes those businesses producing truck traffic as well as the storage of cargo containers.
- The I-3 district is an appropriate district for the proposed use.

V. Financial Impact

Approval of the request will allow an additional use in the I-3 district that is not currently allowed and may serve to improve the business opportunities within the district.

VI. Environmental

This proposed ordinance revisions should not have any environmental impact, since the projects utilizing its provisions will be reviewed for full compliance with ordinance standards.

VII. Community Outreach/Notification

Legal notification was placed in *The Virginian-Pilot* on November 5 and 12.

VIII. Coordination/Outreach

This request has been coordinated with the Department of Planning and Community Development, the Department of Development, and the City Attorney's Office.

Supporting Material from the Department of Planning and Community Development

- Text

Proponents and Opponents

Proponents

None

Opponents

None

Form and Correctness Approved: 

Contents Approved: 

By 

Office of the City Attorney

By 

DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE TO AMEND AND REORDAIN TABLE 7-A OF THE ZONING ORDINANCE OF THE CITY OF NORFOLK, 1992, IN ORDER TO ALLOW "TRUCKING TERMINAL" AS A PERMITTED USE IN THE I-3 (GENERAL INDUSTRIAL) DISTRICT.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That table 7-A of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), entitled "Table of Land Uses," is hereby amended and reordained so as to allow "Trucking Terminal" as a permitted use in the I-3 (General Industrial) District. The table shall read as set forth in "Exhibit A," attached hereto.

Section 2:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:

Exhibit A (3 pages)

EXHIBIT A

INDUSTRIAL DISTRICTS
TABLE 7-A – TABLE OF LAND USES

LAND USES	DISTRICTS					COMMENTS
	I-1	I-2	I-3	I-4	I-5	
P = Permitted Use S = Special Exception Use						
OFFICE USES						
Laboratory	P					
Office	P	P	P			
Office, Contractor (no exterior storage)	P	P	P			
Office, Contractor (with exterior storage)		P	P			
COMMERCIAL USES						
Automobile and Truck Rental	P	P	P			
Automobile and Truck Repair	S	S				Subject to the requirements of § 25-10.3 Automobile repair and gas station
Boat Sales and Service	P			P		
Building Materials Sales and Distribution	P	P				
Car Wash	S					
Commercial Drive-Through	S	S	S	S	S	Subject to the requirements of § 25-10.8 Commercial drive-through facility
Convenience Store, 24-Hours (with fuel sales)	S	S				Subject to the requirements of §25-10.3, Automobile repair and gas station. Subject to the requirements of §13-6.6 Motor fuel pumps, islands and curbs.
Eating Establishment	P	P	P	P		
Eating and Drinking Establishment	S	S		S		Subject to the requirements of § 25-10.1 Adult uses
Entertainment Establishment	S	S		S		Subject to the requirements of § 25-10.1 Adult uses. If Dance Floor is Requested, may be Subject to the requirements of City Code § 5 – Article II
Financial Institutions	P	P				
Gas Station	S	S				Subject to the requirements of § 25-10.3 Automobile repair and gas station. Subject to the requirements of §13-6.6 Motor fuel pumps, islands and curbs.
Health and Fitness Facility	P	P				
Kennel (with no outdoor runs)	P	P				
Kennel (with outdoor runs)	P	P				
Marina (without boat repair)				P		

LAND USES	DISTRICTS					COMMENTS
	I-1	I-2	I-3	I-4	I-5	
P = Permitted Use S = Special Exception Use						
Marina (with boat repair)				P		
Mini-Warehouse	P	P				
Recreational Sports, Indoor	P	P				
Sale of Alcoholic Beverages for Off-Premises Consumption	S	S		S		Subject to the requirements of § 25-10.1 Adult uses
Studio, Dance	P	P				
Tattoo Parlor/School	S					Subject to the requirements of § 25-10.9 Tattoo parlor and tattoo school
Taxicab Operation	P	P				Subject to the requirements of City Code § 34.1
Vendor	P	P				Subject to the requirements of City Code § 42 – Article I-A
PUBLIC AND CIVIC USES (Sites < 1 Acre)						
Broadcast Studio	P					
Communication Tower (commercial)	S	S	S	S	S	Subject to the requirements of § 25-10.5 Communication Tower
Educational Facility, Professional and Vocational		P	P			
Governmental Operations (industrial)	P	P	P	P	P	
Governmental Operations (non-industrial)	P	P	P	P	P	
Hiring Hall	P	P	P	P	P	
Membership Organization	P					
Outreach Center	S					
Park	P	P	P	P	P	
Passenger Terminal, Cruise Ship					P	
Religious Institution	P			P		
Utility Facility	P	P	P	P	P	
Yacht Club, Country Club				P		
INDUSTRIAL USES						
Asphalt and Concrete Manufacturing			P	P	P	
Automobile Salvage, Indoor			P			
Automobile Salvage, Outdoor			S			
Automobile Storage Yard	S	S				
Boat Building/Repair				P		
Boat Dry Storage Facility				S		
Brewery/Cidery/Distillery/Winery	P	P				
Cargo Pier/Terminal					P	
Carpet and Upholstery Cleaning	P	P				
Chemical Manufacturing/Storage			S		S	
Explosive Manufacturing/Storage			S			

LAND USES	DISTRICTS					COMMENTS
	I-1	I-2	I-3	I-4	I-5	
P = Permitted Use S = Special Exception Use						
Fishery				P		
Flammable Liquids and Gases Distribution/Storage			S		S	
Food Production/Processing	P	P				
Grain Elevator					P	
Heavy Equipment Rental, Sales and Service			P			
Incinerator, Medical Waste			S			
Laundry Plant/Dry Cleaning Plant	P	P	P			
Manufacturing, Heavy			P			
Manufacturing, Light	P	P	P			
Manufacturing, Paint			S			
Moving and Storage	P	P				
Railroad Repair Shop	P		P			
Recycling Collection Station	P	P	P			
Recycling Processing Center			P		P	
Rock, Sand and Gravel Distribution/Storage			P	P	P	
Seafood Processing (including retail sales)		P	P	P		
Ship Building/ Repair					P	
Ship Chandler		P		P	P	
Solid Waste Transfer Station			S			
Trucking Terminal	S	S	P			
Warehouse/Wholesale	P	P				Display and sales area not to exceed 15% of gross floor area
Wastewater Treatment Plant					P	
Water Treatment Plant			P			

INDUSTRIAL DISTRICTS
TABLE 7-A—TABLE OF LAND USES

LAND USES	DISTRICTS					COMMENTS
P = Permitted Use S = Special Exception Use	I-1	I-2	I-3	I-4	I-5	
OFFICE USES						
Laboratory	P					
Office	P	P	P			
Office, Contractor (no exterior storage)	P	P	P			
Office, Contractor (with exterior storage)		P	P			
COMMERCIAL USES						
Automobile and Truck Rental	P	P	P			
Automobile and Truck Repair	S	S				Subject to the requirements of § 25-10.3 Automobile repair and gas station
Boat Sales and Service	P			P		
Building Materials Sales and Distribution	P	P				
Car Wash	S					
Commercial Drive-Through	S	S	S	S	S	Subject to the requirements of § 25-10.8 Commercial drive-through facility
Convenience Store, 24-Hours (with fuel sales)	S	S				Subject to the requirements of § 25-10.3, Automobile repair and gas station. Subject to the requirements of § 13-6.6 Motor fuel pumps, islands and curbs.
Eating Establishment	P	P	P	P		
Eating and Drinking Establishment	S	S		S		Subject to the requirements of § 25-10.1 Adult uses
Entertainment Establishment	S	S		S		Subject to the requirements of § 25-10.1 Adult uses. If Dance Floor is Requested, may be Subject to the requirements of City Code [Ch.] § 5 - Article II
Financial Institution	P	P				
Gas Station	S	S				Subject to the requirements of § 25-10.3 Automobile repair and gas station. Subject to the requirements of § 13-6.6 Motor fuel pumps, islands and curbs.
Health and Fitness Facility	P	P				
Kennel (with no outdoor runs)	P	P				
Kennel (with outdoor runs)	P	P				
Marina (without boat repair)				P		
Marina (with boat repair)				P		
Mini-Warehouse	P	P				
Parking Facility	P	P	P	P	P	

Recreational Sports, Indoor	P	P				
Sale of Alcoholic Beverages for Off-Premises Consumption	S	S		S		Subject to the requirements of § 25-10.1 Adult uses
Studio, Dance	P	P				
Tattoo Parlor/School	S					Subject to the requirements of § 25-10.9 Tattoo parlor and tattoo school
Taxicab Operation	P	P				Subject to the requirements of City Code <u>§ 34.1</u>
Vendor	P	P				Subject to the requirements of City Code <u>§ 42</u> - Article I-A
PUBLIC AND CIVIC USES						
Broadcast Studio	P					
Communication Tower (commercial)	S	S	S	S	S	Subject to the requirements of § 25-10.5 Communication Tower
Educational Facility, Professional and Vocational		P	P			
Governmental Operations (industrial)	P	P	P	P	P	
Governmental Operations (non-industrial)	P	P	P	P	P	
Hiring Hall	P	P	P	P	P	
Membership Organization	P					
Outreach Center	S					
Park	P	P	P	P	P	
Passenger Terminal, Cruise Ship					P	
Religious Institution	P			P		
Utility Facility	P	P	P	P	P	
Yacht Club, Country Club				P		
INDUSTRIAL USES						
Asphalt and Concrete Manufacturing			P	P	P	
Automobile Salvage, Indoor			P			
Automobile Salvage, Outdoor			S			
Automobile Storage Yard	S	S				
Boat Building/Repair				P		
Boat Dry Storage Facility				S		
Brewery/Cidery/Distillery/Winery	P	P				
Cargo Pier/Terminal					P	
Carpet and Upholstery Cleaning	P	P				
Chemical Manufacturing/Storage			S		S	
Explosive Manufacturing/Storage			S			
Fishery				P		
Flammable Liquids and Gases			S		S	

Distribution/Storage						
Food Production/Processing	P	P				
Grain Elevator					P	
Heavy Equipment Rental, Sales and Service			P			
Incinerator, Medical Waste			S			
Laundry Plant/Dry Cleaning Plant	P	P	P			
Manufacturing, Heavy			P			
Manufacturing, Light	P	P	P			
Manufacturing, Paint			S			
Moving and Storage	P	P				
Railroad Repair Shop	P		P			
Recycling Collection Station	P	P	P			
Recycling Processing Center			P		P	
Rock, Sand and Gravel Distribution/Storage			P	P	P	
Seafood Processing (including retail sales)		P	P	P		
Ship Building/ Repair					P	
Ship Chandler		P		P	P	
Solid Waste Transfer Station			S			
Trucking Terminal	S	S	<u>P</u>			
Warehouse/Wholesale	P	P				Display and sales area not to exceed 15% of gross floor area
Wastewater Treatment Plant					P	
Water Treatment Plant			P			